074.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	740,300 / 740,300
					USE VALUE:	740,300 / 740,300
					ASSESSED:	740,300 / 740,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOW THOMAS B/LINDA
Owner 2:	
Owner 3:	
Street 1:	115 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MESSINA PHILLIP J -
Owner 2:	-
Street 1:	115 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,240 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8240.000	273,300		467,000	740,300
Total Card	0.189	273,300		467,000	740,300
Total Parcel	0.189	273,300		467,000	740,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.84 | /Parcel: 451.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46765
GIS Ref
GIS Ref
Insp Date 10/09/18

PREVIOUS ASSESSMENT

Parcel ID 074.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,300	0	8,240.	467,000	740,300	740,300	Year End Roll	12/18/2019
2019	101	FV	273,700	0	8,240.	467,000	740,700	740,700	Year End Roll	1/3/2019
2018	101	FV	273,700	0	8,240.	400,300	674,000	674,000	Year End Roll	12/20/2017
2017	101	FV	273,700	0	8,240.	373,600	647,300	647,300	Year End Roll	1/3/2017
2016	101	FV	273,700	0	8,240.	320,300	594,000	594,000	Year End	1/4/2016
2015	101	FV	226,200	0	8,240.	286,900	513,100	513,100	Year End Roll	12/11/2014
2014	101	FV	226,200	0	8,240.	265,500	491,700	491,700	Year End Roll	12/16/2013
2013	101	FV	226,200	0	8,240.	253,200	479,400	479,400		12/13/2012

!6200!

PRINT

Date	Time
12/10/20	21:00:10

LAST REV

Date	Time
08/13/19	08:36:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6200

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MESSINA PHILLIP	39447-582		6/5/2003		450,000	No	No		
MESSINA GASPERI	28404-124		4/3/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	46765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	TTL REFUSAL	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
9/16/2003	MLS	MM	Mary M
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8240		Sq. Ft.	Site		0	70.	0.81	4									467,041						467,000	

Total AC/HA: 0.18916 | Total SF/SM: 8240 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,041 | Spl Credit | Total: 467,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	0	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371369
Depreciation:	98041
Depreciated Total:	273327

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

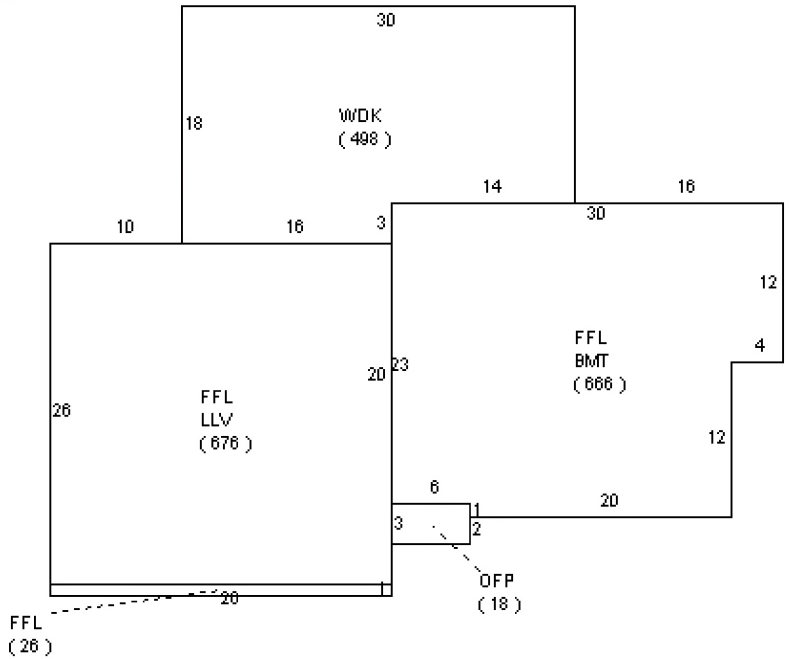
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	129.520	177,183
LLV	Lower Level	676	75.770	51,220
BMT	Basement	666	38.860	25,878
WDK	Deck	498	8.090	4,027
OFP	Open Porch	18	44.440	800
	Net Sketched Area:	3,226	Total:	259,108
Size Ad	1368	Gross Are	3226	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.47
Special Features:	0	Val/Su Net:	84.72
Final Total:	273300	Val/Su SzAd	199.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X11	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	